



Latest Review of The Ridings

Joe Laydon <laydonj@grafton-ma.gov>

Thu, Aug 25, 2016 at 1:07 PM

To: James Tetreault <james@tlainc.net>, Steven Venincasa <sv@casarealty-builders.com>

Cc: Jeffrey Walsh <jwalsh@gravesengineering.com>

Steven and James,

I wanted to let you both know that I have asked Jeff Walsh to halt his review of the latest set of drawings. I am of the opinion that the plans do not address the Board's request and direction. Likewise they do not reflect my recommendations.

The Board and I requested changes indicating the elimination of waivers for the significant cuts and fills. This has been accomplished with Road A but Road C and D still have significant cuts. If they were reduced closer to 6 feet I could accept it, but we are still dealing with cuts greater than 10 feet and one over 20 feet at the Westborough Town Line.

I and the Board asked for a plan that indicated what the lot count would be without these waivers (or minimal) along with a description of the tradeoffs, such as increased grades. I was expecting that this would result in a reduction of lots. I also expected that you could take credit for incorporating elements of the MRSP bylaw to receive increased density bonus. However without a compliant plan (or nearly compliant plan), no documentation of the trade offs, and no identification of eligible density bonus, I do not believe we will have a productive meeting on Monday.

I am recommending that you request a continuance to Sept 12th to allow for the three of us to meet to discuss these plans and produce a set that meets the Board's request.

I really want us to be able to nail down the lot count and move on to the flexible development plan that we all want over the conventional. We can't get there until we have nailed down the density.

Thanks and please feel free to contact me with any questions.

Joe

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